072.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,800 / 737,800
					USE VALUE:	737,800 / 737,800
					ASSESSED:	737,800 / 737,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		STOWECROFT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PHILLIPS ASHLEY
Owner 2:	
Owner 3:	
Street 1:	6 STOWECROFT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BROWNLIE MARILYN C -
Owner 2:	-
Street 1:	6 STOWECROFT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Wood Shingle Exterior and 1961 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6820.000	300,000	600	437,200	737,800
Total Card	0.157	300,000	600	437,200	737,800
Total Parcel	0.157	300,000	600	437,200	737,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 376.28 | /Parcel: 376.28

Legal Description

User Acct: 45551

GIS Ref:

GIS Ref:

Insp Date: 10/08/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 072.0-0003-0002.0

!6073!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	300,000	600	6,820.	437,200	737,800		Year end	12/23/2021
2021	101	FV	289,600	600	6,820.	437,200	727,400		Year End Roll	12/10/2020
2020	101	FV	289,600	600	6,820.	437,200	727,400	727,400	Year End Roll	12/18/2019
2019	101	FV	229,800	0	6,820.	406,000	635,800	635,800	Year End Roll	1/3/2019
2018	101	FV	229,800	0	6,820.	406,000	635,800	635,800	Year End Roll	12/20/2017
2017	101	FV	229,800	0	6,820.	356,000	585,800	585,800	Year End Roll	1/3/2017
2016	101	FV	229,800	0	6,820.	324,800	554,600	554,600	Year End	1/4/2016
2015	101	FV	215,400	0	6,820.	287,300	502,700	502,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:16:11

LAST REV

Date	Time
11/10/21	10:40:04
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6073

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWNLIE MARILY	78713-345	1	9/16/2021		872,000	No	No		
MEADE WILLIAM &	11557-488		8/19/1968	Family	51,300	No	No		Walter C. Brownlie dod 9/5/2012
MEADE WILLIAM F	10859-198		6/30/1965	Family	99	No	No		
KENNY ROBERT L	7098-325		2/13/1947	Family	1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/23/2017	182	Heat App	5,000	C				
3/17/1995	112	Manual	6,000					ROOF/WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
10/8/2018	MEAS&NOTICE	HS	Hanne S
1/6/2009	Meas/Inspect	189	PATRIOT
2/2/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
10/12/1999	Measured	256	PATRIOT
7/26/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	45551
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6820		Sq. Ft.	Site		0	70.	0.92	12									437,222						437,200	

Total AC/HA:	0.15657	Total SF/SM:	6820	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	437,222	Spl Credit		Total:	437,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.27499998
Const Adj.:	0.99000001
Adj $ / SQ:	138.848
Other Features:	88688
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	368543
Depreciation:	68549
Depreciated Total:	299994

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	

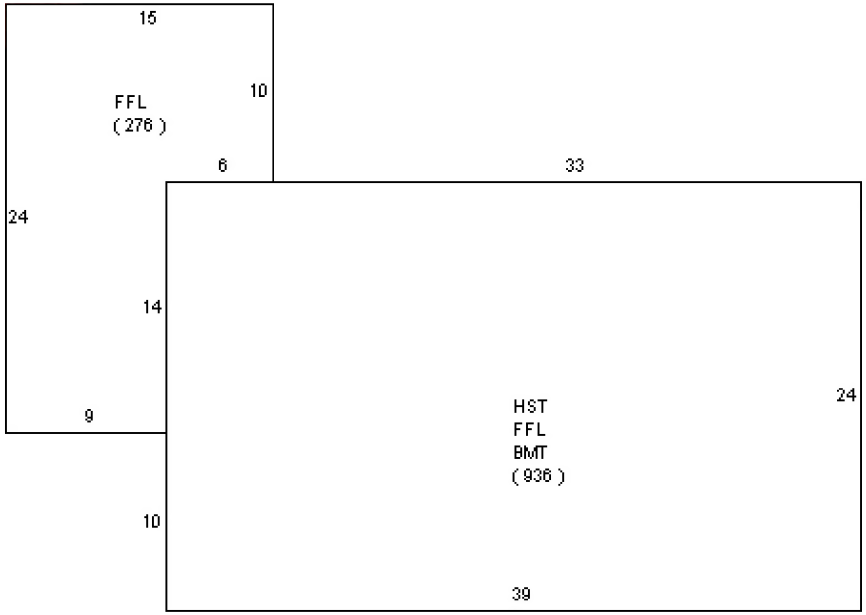
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	138.85
Special Features:	0	Val/Su Net:	114.68
Final Total:	300000	Val/Su SzAd	178.57

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,212	138.850	168,283
BMT	Basement	936	49.780	46,591
HST	Half Story	468	138.850	64,981

Net Sketched Area:	2,616	Total:	279,855

Size Ad	1680	Gross Area	3084	FinArea	1961

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 072.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	10X14	A	AV	2000	4.93	T	15.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600